184.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,059,300 / 1,059,300
					USE VALUE:	1,059,300 / 1,059,300
					ASSESSED:	1,059,300 / 1,059,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HASTEY RICHARD BLAIR
Owner 2:	HASTEY MARIA MATILDE
Owner 3:	
Street 1:	76 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KLEIN LAWRENCE O & GWENDOLYN A -
Owner 2:	-
Street 1:	76 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2870 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6295.000	633,100		426,200	1,059,300
Total Card	0.145	633,100		426,200	1,059,300
Total Parcel	0.145	633,100		426,200	1,059,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.03 /Parcel: 369.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 123681
GIS Ref:
GIS Ref:
Insp Date: 08/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	633,100	0	6,295.	426,200	1,059,300		Year end	12/23/2021
2021	101	FV	613,500	0	6,295.	426,200	1,039,700		Year End Roll	12/10/2020
2020	101	FV	610,000	0	6,295.	426,200	1,036,200	1,036,200	Year End Roll	12/18/2019
2019	101	FV	500,400	0	6,295.	426,200	926,600	926,600	Year End Roll	1/3/2019
2018	101	FV	279,700	0	6,295.	359,200	638,900	638,900	Year End Roll	12/20/2017
2017	101	FV	279,700	0	6,295.	328,800	608,500	608,500	Year End Roll	1/3/2017
2016	101	FV	279,700	0	6,295.	280,100	559,800	559,800	Year End	1/4/2016
2015	101	FV	273,100	0	6,295.	243,500	516,600	516,600	Year End Roll	12/11/2014

!14298!

PRINT

Date	Time
12/30/21	18:44:07

LAST REV

Date	Time
07/08/21	14:24:43
mmcmakin	

USER DEFINED

Prior Id # 1:	123681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14298

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEIN LAWRENCE	78008-110	1	6/14/2021		1,315,000	No	No		
EATON PATRICK R	69543-472		6/30/2017		1,004,000	No	No		
GREENSIGN LLC,	59489-540		7/10/2012	Chgd>Assmt<	739,000	No	No		
BELLIVEAU JOSEP	58641-570		3/8/2012	Change>Sale	361,076	No	No		
BELLIVEAU JOSEP	21859-248		3/20/1992			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2012	487	Addition	95,000					13X20 addition, ne
4/11/2012	358	Inter-De	12,000					gut interior walls
4/11/2012	352	Manual						temp dumpster perm

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Inspected	BS	Barbara S
7/12/2018	MEAS&NOTICE	BS	Barbara S
2/5/2018	SQ Returned	MM	Mary M
6/7/2012	Info Fm Prmt	MM	Mary M
3/6/2009	Meas/Inspect	189	PATRIOT
12/29/2008	Measured	163	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6295		Sq. Ft.	Site		0	70.	0.97	7									426,197						426,200	

Total AC/HA:	0.14451	Total SF/SM:	6295	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,197	Spl Credit		Total:	426,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09331846
Const Adj.:	1.33636630
Adj $ / SQ:	189.940
Other Features:	115507
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663649
Depreciation:	30528
Depreciated Total:	633121

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

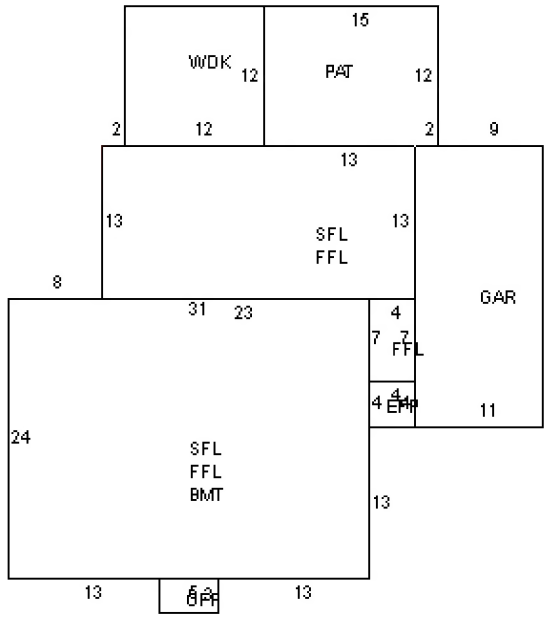
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	189.94
Special Features:	0	Val/Su Net:	158.63
Final Total:	633100	Val/Su SzAd	267.30

SKETCH



UnSketched SubAreas:
BMT: 260,
FFL: 260,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,383	189.940	262,686
BMT	Basement	1,004	83.340	83,669
SFL	Second Floor	985	189.940	187,185
GAR	Garage	264	32.700	8,633
PAT	Patio	180	5.790	1,042
WDK	Deck	144	17.300	2,491
EFP	Enclos Porch	16	97.020	1,552
OFP	Open Porch	15	58.800	882
	Net Sketched Area:	3,991	Total:	548,140
Size Ad	2368.4999	Gross Area	4101	FinArea 2870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

184.0-0004-0011.0

IMAGE

AssessPro Patriot Properties, Inc